

**DANGEORUS BUILDINGS HEARING MINUTES
MARCH 10, 2010**

**CITY HALL
10 N. DIVISION STREET
COMMISSION CHAMBERS
3RD FLOOR – ROOM 311
BATTLE CREEK, MICHIGAN**

CALL TO ORDER: Carman Hamilton, Hearing Officer, called the meeting to order at 1:05 p.m.

MEMBERS PRESENT: Carman Hamilton, Hearing Officer

MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Dennis McKinley, Code Compliance Administrator and Sandra Gray, Secretary.

NEW BUSINESS:

32 S. Cedar Avenue (Garage): CitiMortgage Inc., property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

563 Capital Avenue SW (House): Removed from agenda.

Dennis McKinley, Code Compliance Administrator, stated having received the Dangerous Buildings Repair Estimate, it has been determined that the cost of repair is less than the SEV for the property which means the building does not meet the test for demolition.

119 Fox Avenue (House & Carport): Henry Fisher Estate, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

64 E. Goodale Avenue (Garage): Kenneth Colen, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

47 Lathrop Avenue (House): Reina Reyes, property owner, was present.

Reina Reyes stated quotes have been received for the electrical but she is still waiting for the quotes on the plumbing.

Dennis McKinley, Code Compliance Administrator, noted the safety inspection has been done.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

98 Lathrop Avenue (House): Cathy Boyer, property owner, was present.

Cathy Boyer stated she is buying the house on a land contract and would need additional time to get quotes and an action plan together for the Board.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

76 S. McKinley Avenue (House): William Lee Johnson, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

80 S. McKinley Avenue (House): Eileen Winters, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

501 E. Michigan Avenue (House): Removed from agenda and to be rescheduled.

250 Oneita Street (House): James Sparks, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

217 Parkway Drive (House): Darnel Williams, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

129 Post Avenue (House): Go Invest Wisely LLC, property owner, was not present.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

39 W. Rittenhouse Avenue (House): Jerome Wilson, property owner, was present.

Jerome Wilson stated the doors and windows should be installed in April and the roof in May, however, no permits have been pulled as of today.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

15 S. Wabash Avenue (House): Herb Richardson, representing Neighborhoods Inc. was present.

Herb Richardson stated Neighborhoods Inc. does not have any plans to rehab the house because it would be too costly.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(30) thirty days** to bring it into compliance and/or demolish the structure.

42 Wren Street (House & Garage): Andrew Thomas, Attorney for Trott & Trott, representing Bank of America was present.

Andrew Thomas, Attorney, stated on February 1, 2010, he completed a Freedom of Information request to obtain the list of violations for this property. He commented he disagrees with some of the violations cited on the dangerous building repair estimate. For instance, the cabinets should not be on the list because that is more of a cosmetic issue and could be replaced by the purchaser. Mr. Thomas asked for a 60-day extension to confer with the bank.

Carman Hamilton asked if there were any other comments. Hearing none, Mr. Hamilton stated this property represents a hazardous condition in the neighborhood and the community as a whole; therefore, the Board will grant the property owner **(60) sixty days** to bring it into compliance and/or demolish the structure.

PUBLIC COMMENTS: None

BOARD AND STAFF COMMENTS: None

ADJOURNMENT:

Carman Hamilton, Hearing Officer, adjourned the meeting at 2:30 p.m.

/sfg